

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
2ND FLOOR, MUNICIPAL BUILDING
JANUARY 21, 2015**

1:30 P.M.

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance
3. Elections for Chair and Vice-Chair positions (and reseal)
4. Approve the minutes from the December 17, 2014 meeting.

ACTION ITEMS

B-FY-15-02: Hold a public hearing and consider a variance from Section 4.5, Residential Dimensional Standards, Unified Development Code (UDC), for an encroachment, in a SF-1 zoning district, of an estimated 10 +/- feet into the required 15 foot setback on the west side yard along Lamar Avenue to allow construction of a proposed attached covered carport.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 1:05 PM, on January 14, 2015.



Lacy Borgeson, TRMC
City Secretary

SPECIAL ACCOMMODATIONS: Persons with disabilities, who have communication or accommodation needs and desire to attend the meeting, should notify the City Secretary's Office by mail or by telephone 48 hours prior to the meeting.

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at _____ the _____ day of _____, 2015. Title _____.

**ZONING BOARD OF ADJUSTMENTS
DECEMBER 17, 2014
1:30 P.M.**

MEMBERS PRESENT

Acting Chair *Mike Pilkington

BOARD MEMBERS:

Ed Laughlin	Blake Pitts
*Omar Crisp	Tyler Johnson
*Alternate	

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, December 12, 2014 at 8:45 a.m. in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

1. Call Meeting to Order
2. Pledge of Allegiance
3. Elections for Chair and Vice-Chair positions (and reseal)

With only three Regular Members present, a motion was made by Board Member Crisp to table the elections to the next scheduled ZBA meeting.

4. Approve the minutes from the September 17, 2014 meeting.

Minutes approved by general consent.

A. ACTION ITEMS

Item 5: B-FY-15-01 – Hold a public hearing and consider a variance from Section 4.5.4, Residential Dimensional Standards, Unified Development Code (UDC) requiring a minimum lot width of 60 feet to allow construction of a duplex on a 50-foot lot on a portion of Lots 6 and 8, Block 2, Tal-Coe Place, at 1016 South 27th Street.

Mr. Brian Chandler, Director of Planning, showed an aerial of the subject property, located in a Two Family (2F) District which is essentially a duplex district. Most of the lots in the subject area are 50 feet wide and single family in nature. The subject property is currently vacant.

Conceptual site plan is shown with a proposed 30 foot setback, proposed parking in the front for each unit, and side setbacks of 10 feet one-inch which exceeds requirements for a duplex in the 2F district. The variance request is just for the lot width which is required to be 60 feet in a 2F district.

The minimum setback for a duplex in a 2F District is 25 feet. There is a provision in the Unified Development Code (UDC) which allows for setback averaging to determine what a setback is if it deviates from the 25 foot setback. The Code would allow a setback which is consistent with 15-18 foot general setback character.

The proposed elevation of the duplex is shown with a single gable, masonry on the front, small stoop/porch at each front door, and the parking shown in the front with landscaping between the parking areas and a flower bed in the front.

The neighborhood character consists primarily of 1930s to 40s bungalows and Tudor-style homes. The nearest duplex is approximately two blocks to the north on 27th Street.

Twenty-one notices were mailed out with four returned in favor and five returned in opposition.

UDC requirements for a duplex in a 2F district are given. The minimum lot width is 60 feet.

The UDC, Sec. 3.15.4A, provides that the Zoning Board of Adjustment may authorize a variance. In exercising its power to grant a variance, the Zoning Board of Adjustment must make findings and show in its minutes the finding of the criteria. The sixth criteria relating to signage does not apply in this item.

STAFF RECOMMENDATION:

1. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.

Staff Analysis: Staff does not agree.

2. A Variance is necessary to permit the applicant the same rights in the use of this property that other properties in the vicinity and zoning district presently enjoy under this UDC, but which rights are denied to the property on which the application is made.

Staff Analysis: Staff does not agree. The applicant has the same right to build a single family house within the neighborhood.

3. Granting the Variance will not conflict with the Comprehensive Plan.

Staff Analysis: Staff agrees.

4. The Variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment or value of property in the vicinity.

Staff Analysis: Staff agrees. The added density (two units) would not create a detriment to the neighborhood.

5. The Variance does not violate the purpose of the UDC as set forth in Sec. 1.2.

Staff Analysis: Staff agrees.

Staff recommends denial since the request does not comply with 2 of the 5 conditions above to approve a variance.

Sec. 3.15.4: ZBA must determine compliance with all 5 conditions.

Sec. 2.3.4.C of the UDC states that a “concurring vote of 75 percent of the members of ZBA is necessary to approve a variance.”

With that said, Mr. Chandler included that ongoing discussions with the applicant and other duplex developers regarding the ability to build duplexes on 50 foot lots with some conditions which would result in Code Amendments, but could be considered in a 2F district in the future.

While Staff’s recommendation does not meet a variance request, Staff is looking to see if there are Code Amendments that would make sense for infill development on vacant lots in 2F districts, which is a duplex district by name. Essentially, how could a duplex be built on a 50 foot lot to make it compatible with existing SF home character. Following are some examples:

Offset front porches;

Masonry (brick or stone);

Single front gable;

Minimize the parking in front to 4 (9 x 18) spaces (if parking can only be provided in the front);

Planting strip between each parking pad;

Plant sod in front, side and rear yards;

Front yard should consist of a contiguous area of preserved open space;

Two two-inch qualifying large or medium canopy trees;

Plant qualifying ground cover, shrubs or small canopy trees within planting strip;

Preserve or replace public sidewalk;

Moving parking to the rear where alley access is provided;

Single sidewalk from street to front; and

Front setback that is consistent with the rest of the block.

Using a photo from one of the applicant’s previous duplexes, he is currently meeting a lot of the criteria listed above.

If ZBA considers approving the variance, Staff recommends that they at least do so with the recommended conditions listed previously (#s 1-13)

Board Member Crisp asked where guests would park. Mr. Chandler responded the guests would face the same situation as a single family homeowner would face; a lot of them would park in front of the house on the street.

Board Member Johnson suggested one parking area in front and the other in the rear.

Acting Chair Pilkington opened the public hearing.

Mr. Donald Stotz, 1014 S. 27th Street, has concerns regarding the increased number of cars on the street since South 27th Street has become much busier. Mr. Stotz is very concerned about the change of the complexion of the neighborhood.

This is an area of modest single family homes where everyone maintains their properties. He would not want to see the neighborhood modernized or changed. Mr. Stotz was also concerned about the number of people who would live in the duplex and the increased refuse.

Mr. Stotz spoke to several of his neighbors regarding the duplex request and the general opinion was their voices would not be heard.

Mr. Stotz explained he and Mr. Coone tried for two years to have the subject property initially condemned or to be brought into code when a residence was there. The owner was given an opportunity to bring it up to code but the owner finally decided she could not financially afford to do so.

Mr. Stotz tried to purchase the property from the applicant in order to leave it as open space. He has no objection to the applicant building a single family home similar to the rest of the neighborhood; however, he has concerns about four concrete pads in front of the property coming from the street up to the house.

Board Member Crisp asked Mr. Stotz how he felt about the parking being in the rear.

Mr. Kenneth Coone, 1014 S. 27th Street, responded his concern with rear parking was the alleyway was extremely narrow and it is also where the refuse containers go which most of the time are overflowing. The garbage trucks have difficulty getting through the alleyway. The alleyway is also overgrown with vegetation.

Mr. Stotz returned and stated he maintained the lot for three years while it was vacant because he cares about the neighborhood.

Mr. Pat Patterson, 4212 S. 5th Street, stated this was an older neighborhood done probably back in the 50's or 60's. Most houses are small with two or three bedrooms and many of the houses nearby are starting to deteriorate. Mr. Patterson did not disagree with all of the comments made about the neighborhood.

Mr. Patterson builds about 20 to 30 duplexes per year, all on infill lots and he does not believe anyone else in the City is doing that in order to support particular types of people. The subject duplex would be a one bedroom, one bath, 650 square feet to a side. Mr. Patterson stated his tenants are typically older ladies who want to continue their independence or veterans who cannot live at the VA. There is a real need for quality housing for people who cannot afford to purchase a single family home but is also affordable.

Mr. Patterson commented on the parking and stated everything is determined by economics--there is only so much you can put in. Mr. Patterson describes the neighborhood to be in the \$40,000 to \$80,000 range. The duplex would be approximately 1,300 square feet with a single individual living on both side, no children, and maybe a pet.

Mr. Patterson stated he did not understand why people fight so hard to not provide this type of housing. The City has not done anything to support this type of housing. Mr. Patterson commented Mr. Chandler has agreed to sit down and work out the details on what will be built on infill lots.

Mr. Patterson purchased this lot from a tax sale in April. He owned the same property approximately 20 years ago when it had a single family residence. The house was sold in very good condition but unfortunately deteriorated over the years. The City eventually condemned and bulldozed the structure due to nonpayment of property taxes.

Mr. Patterson stated the ZBA recently approved a duplex on a 50 foot lot on South 25th Street which contained General Retail (GR), Commercial (C), and some duplexes. Mr. Chandler commented he would provide more context later for the case mentioned on 25th Street since he was the project manager of that item.

Mr. Patterson gave the ZBA Board Members a list of all 50 foot lots that have been built on within Temple. In the last 12 years, Mr. Patterson commented he has built approximately 50 duplexes on 50 foot lots; one duplex was built on a 34 foot lot. All the lots were in the City, building permits were issued and he has not had any problem until three months ago.

Mr. Patterson is willing to work to make the changes and work with City Staff, but there are limitations. If parking is needed in the rear and he is required to do special things to the units, it costs money so some limitations need to be made along with consideration of the nature of the neighborhood. Mr. Patterson is building an \$84,000 duplex in a less than \$84,000 neighborhood.

Mr. Patterson alleged he has vested rights to build this duplex because 50 or 60 years ago the property was declared a duplex area and was not required to be a 60 foot wide lot which is why a lot of 50 foot lots were put in. Those rules were changed in mid-stream and the City is applying the new rules to an old neighborhood. The rules should not be changed once something is built.

In Mr. Patterson's opinion, the subject lot is not viable to build on and sell a single family residence.

Board Member Johnson asked if it was not economically viable to change the parking arrangement and Mr. Patterson replied there were 60 to 70 year old pecan trees in the middle of the lot. Should they be bulldozed down to put parking in? Mr. Chandler stated there was also a large pecan tree that could be protected if the parking were in the rear.

Mr. Chandler wanted to clarify something brought up by the applicant. First, the previous duplex example on South 25th Street was a completely different situation. It was a 50 foot wide lot zoned Office-One (O1) in a commercial corridor that did not allow single family houses and met the five criteria. Different situation.

Secondly, Staff researched the lot wide requirements for duplexes and where duplexes are allowed, a 60 foot wide lot is required in all of the zoning districts dating back to the 70's. Mr. Chandler explained Staff has looked at the vesting question. Mr. Patterson has not made a formal request to the City Attorney's office, which is an option to him, however; the Planning Director's interpretation of vested rights is that there are no vested rights. Again, Mr. Patterson may submit a formal request to the City Attorney to make the determination and the rules have not changed since at least the 70's. When Mr. Patterson purchased the house, the rules were the same.

Board Member Crisp asked about some of the 50 foot lots on the list Mr. Patterson gave to the Board Members. Mr. Chandler commented that from his perspective, the question was irrelevant because some of the items listed went through a variance process, went through different administrations and/or different Planning Directors, and some were granted administratively. Mr. Chandler was not aware of the rules then but is aware of the rules now and he does not have the authority to grant approval for them administratively which is why the case is before the Board and why Mr. Chandler is working with Mr. Patterson to possibly make some code amendments which could potentially make this available by right with the right design considerations.

The Board, by Code, has to affirm five criteria for approval. The Board Members may disagree with the Planning Director's decision as to whether the applicant has met all the criteria. Mr. Chandler's interpretation is there is no hardship for this request and the means would be to address the Code so that the applicant could potentially do this by right but in a way that is compatible with the character of the adjacent neighborhood.

Mr. Chandler informed the Board Members that the applicant has the opportunity to include whatever information he wishes in the application and whatever information is provided by the applicant is provided to the Board Members for consideration.

Board Member Crisp asked Mr. Patterson if he had a problem with putting the parking in the back and Mr. Patterson replied yes, most of the alleys suck in this City. They are not maintained by the City because the property owners are responsible for maintaining them to the center of the alley. Board Member Crisp stated that parking in the front changed the entire world as far as the street is concerned.

Mr. Chandler showed the house at 1014 S. 27th Street.

Mr. Coone stated his home was built in 1927. His home was recently re-leveled due to the instability of the ground. Mr. Coone asked if there would be any type of separation or privacy between the two properties. Mr. Patterson stated he would build 10 feet off but would probably have some green space there. There is a privacy hedge that would remain.

Mr. Coone agreed with Mr. Patterson that parking via the alleyway was not a good idea.

Mr. Patterson stated he needed to leave the meeting and responded to Board Member Crisp he did object to the rear parking. He has built all over the City and would not start allowing a committee to build his structures.

Board Member Crisp asked if there were a variance in the Code related to having four or two parking spaces. Mr. Chandler there could be an opportunity for the ZBA to recommend something less intense which could be considered but would it need to be reposted and republished as a separate variance request.

Ms. Trudi Dill, Deputy City Attorney, stated she was not comfortable with ZBA voting on a variance to lower the number of parking spaces without advertising it first. Although it seems less intense on the site, it could be more intense on the street.

Board Member Crisp asked if the item should be tabled in order for Staff to discuss the matter with the applicant. Ms. Dill stated Staff was not sure if the applicant would even agree since he has not requested this.

Brief discussion regarding tabling the item and whether ZBA could indicate the number of parking spaces which would require reposting.

Ms. Dill added that all of the items mentioned for the plans of the particular units are only spoken; they are not required to run with the land unless they actually become conditions to a variance or conditions to a new ordinance. The property could be sold or added on to, and the owner has not set them in stone. ZBA could set the conditions of the variance if they desired and then it would run with the land.

Mr. Stotz stated he had no problem with Mr. Patterson's credibility or workmanship, he does it for a profit and this is not a hardship. Mr. Patterson purchased it at a discounted price, even though Mr. Stotz offered to purchase the property at a profit. If this is going to be public housing, a pool of applicants will be available and there is no guarantee on the tenant(s).

Mr. Stotz disagreed that houses in the neighborhood have not sold for \$80,000; some have sold for more.

Acting Chair Pilkington stated if there was a motion to table the item, the public hearing would remain open. Board Member Pitts made a comment there was no need to table and Acting Chair Pilkington closed the public hearing.

Board Member Laughlin made a motion to deny Item **B-FY-15-01** and Board Member Pitts made a second.

Motion passed: (3:2)

Acting Chair Pilkington and Commissioner Johnson voted Nay.

There being no further business, Acting Chair Pilkington adjourned the meeting at 3:09 p.m.

Respectfully submitted,
Leslie Evans



ZONING BOARD OF ADJUSTMENT AGENDA ITEM

1/21/14
Item #5
Regular Agenda
Page 1 of 3

APPLICANT: Martin Loftin

CASE MANAGER: Beverly Mesa-Zendt, Assistant Planning Director

ITEM DESCRIPTION: B-FY-15-02 - Hold a public hearing and consider a variance from Section 4.5, Residential Dimensional Standards, Unified Development Code (UDC) for an encroachment, in an SF-1 zoning district, of an estimated 10 +/- feet into the required 15 foot setback on the west side yard along Lamar Avenue to allow construction of a proposed attached covered carport on Lot 5, Block 14, Fullview Addition, at 1120 North 13th Street.

BACKGROUND: The property is described as a 8,936 sq. ft. Single Family Dwelling 1 (SF-1) lot with a required 15 foot side yard setback (corner lot). The applicant requests this variance to allow for construction of a carport extending 19 feet from the garage approximately 10 feet into the required side yard setback.

Planning staff has surveyed the general vicinity for the presence of similar carports and did a permit search on those that were identified. Although, staff was unable to identify a similar improvement on the same block of the subject property, some carports were identified on adjacent blocks, none of which appeared to be encroaching into the required setback. Additionally, some of the nearby carports seem to have been constructed at a time very near the construction of the house. This is evidenced by the architectural continuity and by a lack of other available covered parking. We did not find permit records for any of those carports we identified (staff focused their attention on the blocks near the subject tract – N 13th St., W. King Ave. N 11th St. and N 9th St.).

The subject property is located in the North Temple Historic District. Per Chapter 17 of the City Code of Ordinances, improvements, not considered to be regular maintenance, must be reviewed by the Building Official and found to comply with the purpose, spirit and requirements of the designated district. A certificate of appropriateness must be approved by the city's Building Official prior to the issuance of a building permit. Should the variance be approved and prior the issuance of a building permit, the applicant would be subject to such review. If denied a certificate of appropriateness, the applicant may appeal the decision to the Building Board of Appeals.

According to Sec. 3.15.4 Review Criteria of the UDC, in order for the Zoning Board of Adjustment to approve this request, the Board must make affirmative findings to all of the following five items:

UDC Section 3.15: Conditions to be Met for Approval		
	Compliance	Staff Analysis
1. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.	No	Although there has been some alteration of historic lot lines, to include replatting and lot consolidation, the general size and site layout of this lot is typical for this subdivision and reflective of the original plat configuration. No topographical anomalies prevented this site from being developed in a manner consistent with and similar to surrounding lots. In this case, the configuration and size of the house combined with the setback requirements of the corner are preventing the construction of the carport.
2. A Variance is necessary to permit the applicant the same rights in the use of this property that other properties in the vicinity and zoning district presently enjoy under this UDC, but which rights are denied to the property on which the application is made.	No	The lots in this subdivision are primarily developed as single family homes with parking provided for by means of side entry, front entry or detached garages and in some cases, carports. This subject property has a side entry garage consistent with the development pattern of the area. The owner of the property has a standard lot with a home and covered parking as do other property owners in this district. Carports are allowed in this zoning district if constructed outside of the required setback.
3. Granting the Variance will not conflict with the Comprehensive Plan.	No	Granting the variance will conflict with the Comprehensive Plan. The subject property has been identified as Neighborhood Conservation Area. The Comprehensive Plan recommends that policies and standards should be adopted that preserve the integrity and character of established neighborhoods. <i>"The purpose of this district is to establish standards consistent with those at the time of development (ie. lot size, setbacks, etc.) so as not to create non-conforming situations."</i> Approving a carport changes the established side set-back for this property and will permit a development type that will alter the established site layout and typical building line for this important district.

UDC Section 3.15: Conditions to be Met for Approval		
	Compliance	Staff Analysis
4. The Variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment or value of property in the vicinity.	Yes	The presence of other carports in the immediate area do not seem to be injurious to public welfare or property values.
5. The Variance does not violate the purpose of this UDC as set forth in Sec. 1.2.	Yes	<p>The purpose of the UDC as stated in Sec. 1.2 is to promote the health, safety, morals, and general welfare of the City. The zoning regulations, districts and appropriate land uses have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light, air, movement, and to prevent the over-crowding of land, among other things.</p> <p>The applicants proposal, while inconsistent with the zoning regulations for the district, do not threaten the health, safety, morals, or general welfare of the city.</p>

STAFF RECOMMENDATION: Staff recommends denial of Variance case B-FY-15-02 based on the lack of compliance with #1, #2 and #3 of the 5 conditions, which address the following: 1) there are no special circumstances on the property that do not apply to other property owners within the district 2) the property owner is not deprived of the same rights in the use of this property that other properties in the vicinity and zoning district presently enjoy; and 3) the Variance will conflict with the Comprehensive Plan. According to Sec. 3.15.4, the Board must affirm all five conditions to approve a Variance.

Staff mailed notices to 15 property owners within 200 feet of the Variance site on January 5, 2015 and published a notice in the newspaper for the public hearing on January 5, 2015, in accordance with Sec. 3.15.3 of the UDC. As of 5:00 pm on January 16, 2015, two (2) responses had been returned in opposition and two (2) in favor of the request.

ATTACHMENTS:

Application
Location Aerial and Zoning Map
North Temple Historic District Map
Photos
Notification Map
Neighbor Responses

City of Temple Universal Application

Rev. 10-09-14

(Incomplete applications will not be accepted)

- | | | |
|--|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Plat Vacation | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Residential Masonry Exception |
| <input type="checkbox"/> Minor or Amending Plat | <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Nonresidential Masonry Exception |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> PD Site Plan | <input type="checkbox"/> Park, Facility or Street Renaming |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> I-35 Appeal | <input type="checkbox"/> Cost Sharing Offsite Participation |
| <input checked="" type="checkbox"/> Variance (Board of Adjustment) | <input type="checkbox"/> I-35 Site Plan Review | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> TMED Site Plan Review | <input type="checkbox"/> Street Use License (SUL) |
| | <input type="checkbox"/> TMED Variances/Warrants | <input type="checkbox"/> 1 st and 3 rd Overlay Appeal |

PROJECT INFORMATION:

☒ Residential ☐ Commercial ☐ Property Platted ☐ Property Not Platted ☐ ETJ

Project Name: _____ Parcel(s) Tax ID# (Required): _____

Project Address (Location): 1120 N. 13th St. Total Acres: _____

Lot: 5 Block: 14 Subdivision: Fullview

Cabinet #: _____ Slide #: _____

Outblock (if not platted): _____

Brief Description of Project: Extend roofline from garage to erect covered carport

Current Zoning SF-1 # of Existing Lots _____ # of Existing Units _____

Proposed Zoning _____ # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: (This will be the primary contact; please ensure email address is legible)

Name: Martin Loftin Company Name: _____

Address: 1120 N. 13th St. City: Temple State: TX Zip: 76501

Phone: 254-239-5056 Cell #: _____ Fax #: _____

Email Address: martin.loftin@sbcglobal.net

PROPERTY OWNER INFORMATION:

Name: Martin Loftin Company Name: _____

Address: 1120 N. 13th St. City: _____ State: _____ Zip: _____

Phone: 254-239-5056 Cell #: _____ Fax #: _____

Email Address: martin.loftin@sbcglobal.net

☐ DEVELOPER ☐ ENGINEER ☒ SURVEYOR INFORMATION: (Please ensure email address is legible)

Name: Charles C. Lucko Company Name: All County Surveying

Address: 1303 S. 21st St. City: Temple State: tx Zip: 76504

Phone: 254-778-2272 Cell #: _____ Fax #: 254-774-7608

Email Address: chuck@allcountysurveying.com

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: (Attach additional page if additional space is required)

Extend roofline 19 feet from garage to erect covered carport for vehicle protection.

Vehicle does not fit in garage.


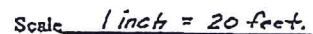
There are multiple examples of structures in the neighborhood that exceed the setback restrictions.

RECEIVED

NOV 25 2014

City of Temple
Planning & Development

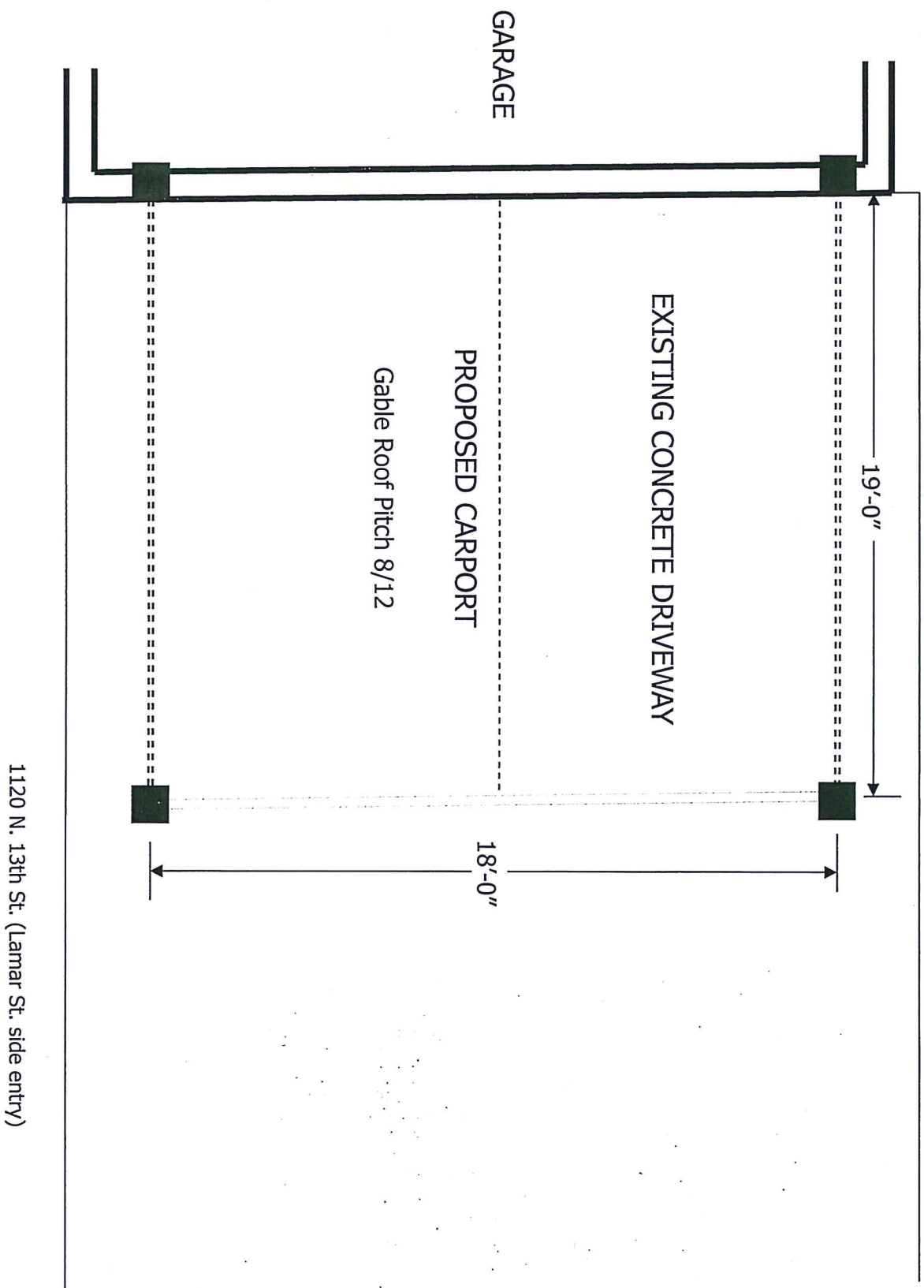
✓ Larry W. Henney
✓ Kathryn D. Henney

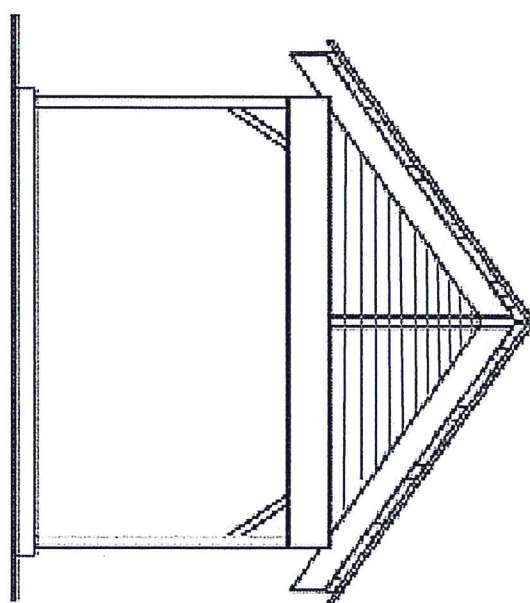


A circular seal for a surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED PUBLIC SURVEYOR" at the bottom, separated by small stars. In the center, there is a five-pointed star. Below the star, the name "CHARLES C. LUCKO" is written in a bold, serif font. Below the name, the number "4636" is written in a similar font.

Charles C. Ford

Job Number 890803-157



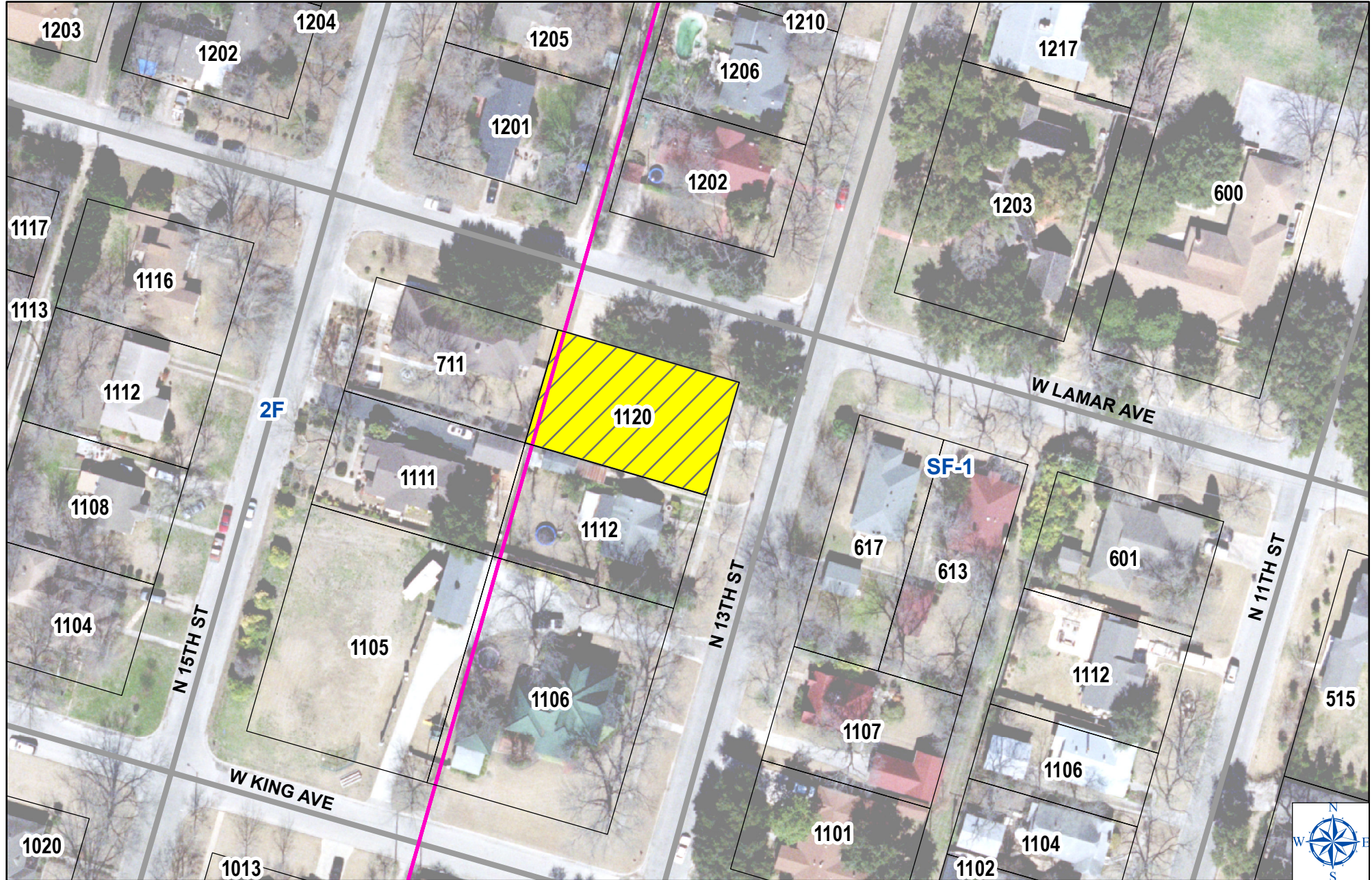




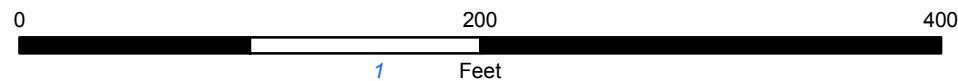
B-FY-15-02

Location Aerial and Zoning Map

1120 N 13th Street

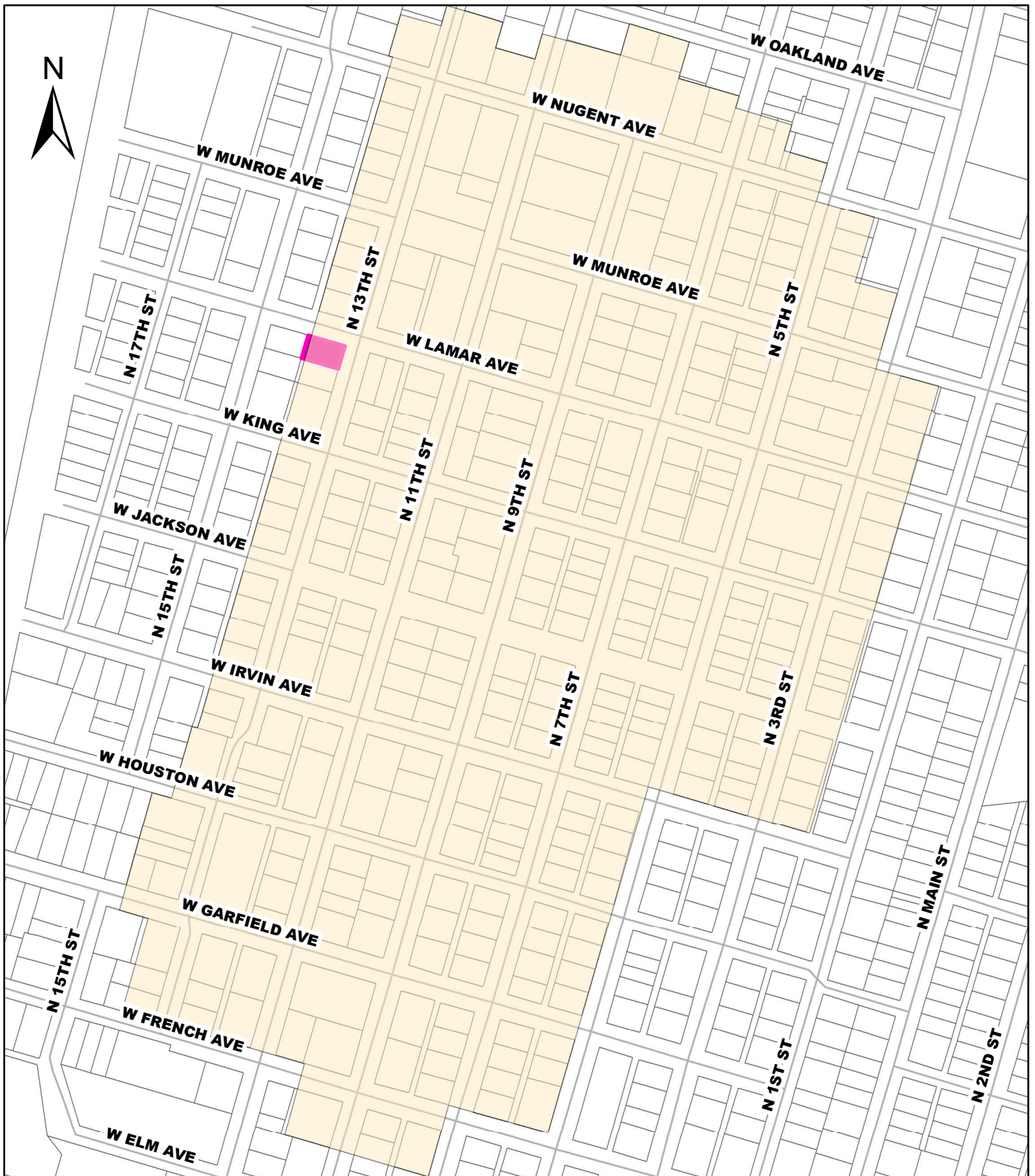


 Case  Zoning



January 21, 2015
City of Temple GIS
Beverly Mesa-Zendt

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



North Temple Historic District Map

Historic District
 Variance Request
 TempleSDE.GIS.Parcels

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

0 155 310 620 Feet

bzendt
City of Temple Planning
1-15-15

Subject Property: 1120 N 13th St.



Property to the North



Property to the East



Property to the West



Property to the South

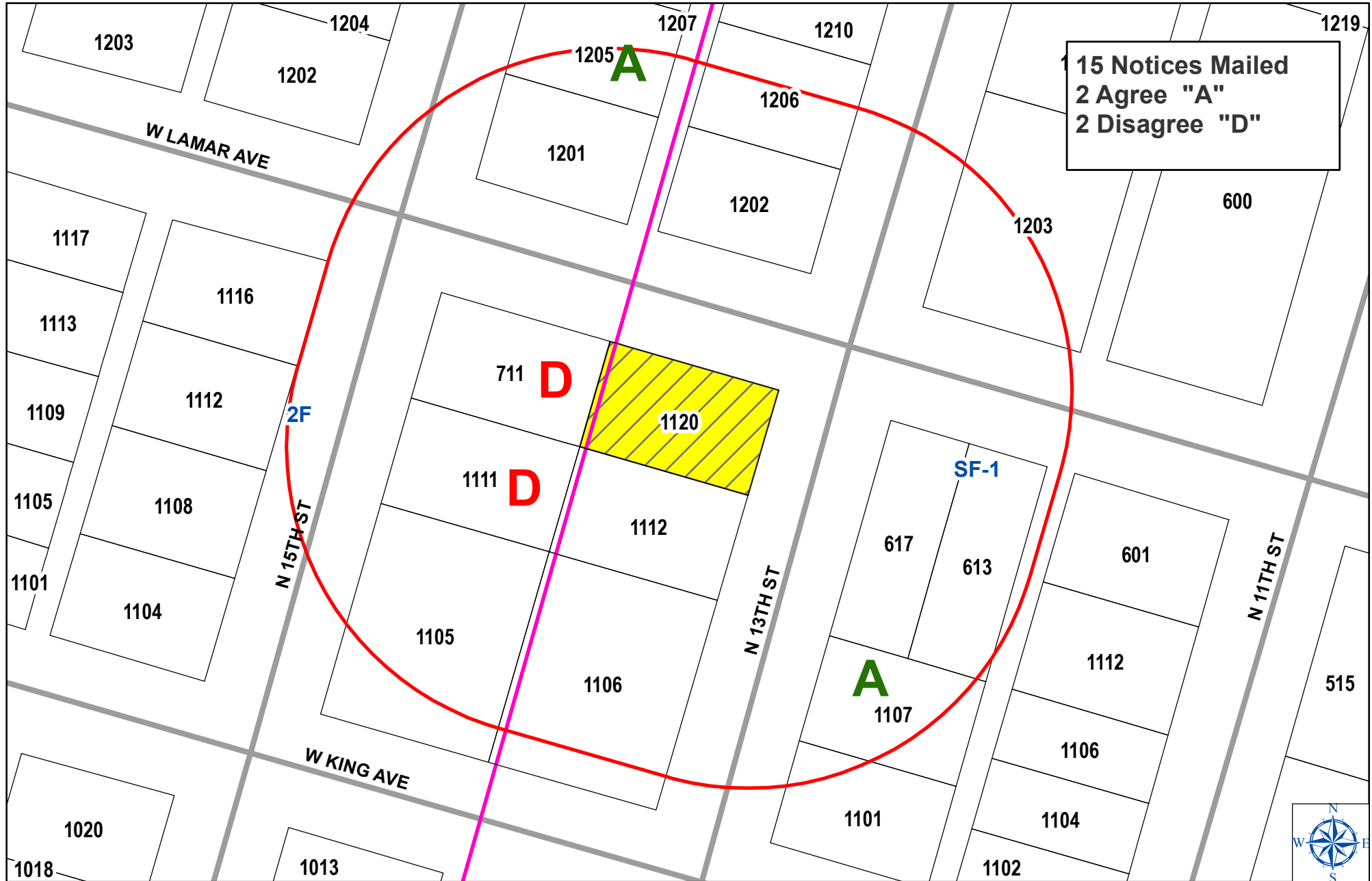




B-FY-15-02

200' Notification Area

1120 N 13th Street



 Case  Zoning  200' Buffer

0 200
Feet

January 21, 2015
City of Temple GIS
Beverly Mesa-Zendt

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



RESPONSE TO PROPOSED VARIANCE

CITY OF TEMPLE

Virginia D. Albarran
P.O. Box 531
Temple, Texas 76503-531

Board of Adjustment No.: B-FY-15-02 Project Manager: Beverly Zendt

Location: **1120 North 13th Street**

The requested variance site is shown as the hatch marked area on the attached map. Because you own property within 200 feet of one of the requested variance sites, your opinions are welcomed. Please use this form to indicate whether you are in favor of the requested variance described on the attached notice, and provide any additional comments you may have.

I recommend () *approval* ~~(X)~~ *denial* of this request.

Comments:

Virginia D. Albarran
SIGNATURE

VIRGINIA D. ALBARRAN
PRINT NAME

Please mail or hand-deliver this comment form to the address shown below, no later than January 21, 2015.

RECEIVED

JAN 08 2015

City of Temple
Planning & Development

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 15

Date Mailed: January 5, 2015



RESPONSE TO PROPOSED VARIANCE

CITY OF TEMPLE

Lueck Family Trust
3806 Lynx Trail
Temple, Texas 76504

Board of Adjustment No.: B-FY-15-02

Project Manager: Beverly Zendt

Location: **1120 North 13th Street**

The requested variance site is shown as the hatch marked area on the attached map. Because you own property within 200 feet of one of the requested variance sites, your opinions are welcomed. Please use this form to indicate whether you are in favor of the requested variance described on the attached notice, and provide any additional comments you may have.

I recommend ☒ approval () denial of this request.

Comments:

W. Allan Lueck
SIGNATURE

W. ALLAN LUECK
PRINT NAME

Please mail or hand-deliver this comment form to the address shown below, no later than January 21, 2015.

RECEIVED

JAN 06 2015

City of Temple
Planning & Development

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 15

Date Mailed: January 5, 2015



RESPONSE TO PROPOSED VARIANCE

CITY OF TEMPLE

Bette A. Winegar
1107 North 13th Street
Temple, Texas 76501

Board of Adjustment No.: B-FY-15-02

Project Manager: Beverly Zendt

Location: 1120 North 13th Street

The requested variance site is shown as the hatch marked area on the attached map. Because you own property within 200 feet of one of the requested variance sites, your opinions are welcomed. Please use this form to indicate whether you are in favor of the requested variance described on the attached notice, and provide any additional comments you may have.

I recommend (☒) *approval* (☐) *denial* of this request.

Comments:

Bette A. Winegar
SIGNATURE

Bette A. Winegar
PRINT NAME

Please mail or hand-deliver this comment form to the address shown below, no later than January 21, 2015.

RECEIVED

JAN 08 2015

City of Temple
Planning & Development

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 15

Date Mailed: January 5, 2015



RESPONSE TO PROPOSED VARIANCE

CITY OF TEMPLE

Margarette D. Mattern
P.O. Box 373
Temple, Texas 76503-373

Board of Adjustment No.: B-FY-15-02 Project Manager: Beverly Zendt

Location: **1120 North 13th Street**

The requested variance site is shown as the hatch marked area on the attached map. Because you own property within 200 feet of one of the requested variance sites, your opinions are welcomed. Please use this form to indicate whether you are in favor of the requested variance described on the attached notice, and provide any additional comments you may have.

I recommend () approval (✓) denial of this request.

Comments:

Margarette Mattern
SIGNATURE

Margarette Mattern
PRINT NAME

Please mail or hand-deliver this comment form to the address shown below, no later than January 21, 2015.

RECEIVED

JAN 08 2015

City of Temple
Planning & Development

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 15

Date Mailed: January 5, 2015

ZBA COMMISSION ATTENDANCE

2014														
	Jan. 2	Jan 15	Feb 5	Feb 19	Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21	Jun 4	Jun 18	P	A
Blake Pitts	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	P	No Meeting Held		1	
Scott Morrow										P		P	2	
Ed Laughlin														
Keith Odom												P	1	
*Cynthia Martinez										P			1	
*Joel Amos										P			1	
*Mike Pilkington												P	1	
*Omar Crisp										P		P	2	
*Alternates														

	Jul 2	Jul 16	Aug 6	Aug 20	Sept 3	Sept 17	Oct 1	Oct 15	Nov 5	Nov 19	Dec 3	Dec 17	P	A
Blake Pitts	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	P	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	P	3	
Scott Morrow														
Ed Laughlin						P						P	2	
Keith Odom														
Tyler Johnson												P	1	
Mark Fryar						P							1	
*Cynthia Martinez														
*Joel Amos														
*Mike Pilkington						P						P	3	
*Omar Crisp						P						P	4	

*Alternates

 Not on Board